

LOT 1
MILLS CORNER PBK 8/271

HENSON ROBERT S II & SUZY R
46150 MIDDLE RD
CALLAHAN, FL 32011

2023

34-3N-25-0121-0001-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	20	FACE BRICK 100	0900	01	2,316	107.2120	127.31	294,850	2020	2020	0	0	0	1.50	98.50	VALUATION BY STANDARD														
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2021													Heated Area: 1880														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021														
Interior Wall	05	DRYWALL 100																												
Interior Floor	13	LVT/LAMMT 70																												
Interior Floor	14	CARPET 30																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		2 100																												
Frame	02	WOOD FRAME 100																												
Stories	1.	1. 100																												
Units		0 100																												
Occupancy	00	NONE 100																												
Quality			03	Quality Level 03																										
DOR CODE			0100	SINGLE FAMILY																										
MAP NUM				MKT AREA			05																							
NEIGHBORHOOD/LOC			5019.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,880	100	1,880	235,753																										
FGR	589	55	324	40,629																										
FOP	175	30	52	6,521																										
FOP	196	30	59	7,398																										
STP	14	10	1	125																										
TOTALS			2,854	2,316	290,427																									
EXTRA FEATURES			46150 MIDDLE RD, CALLAHAN																											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES													
1	0812	CONCRETE C	0	100	0	0	3,950.00	SF	4.00	4.00	100	2020	2020	3	99	15,642														
2	0476	VF 6 SBPL	0	100	0	0	170.00	LF	32.00	32.00	100	2021	2021	3	99	5,386														
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	99	594														
4	0812	CONCRETE C	0	100	0	0	1,100.00	SF	4.00	4.00	100	2022	2022	3	100	4,400														
TOTAL OB/XF 26,022																														
LAND DESCRIPTION			TOTAL OB/XF 26,022																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000100	C	SFR	100			0.00	0.00	1.64	AC		1.00	1.00	1.00	35,000.00	35,000.00	57,400													
REVIEW DATE 10/15/2020 BY KB Total Acres: 1.64 Total Land Value: 57,400 Market: 0 Agricultural: 0 Common: 57,400 PRINTED 08/02/2023 BY SYS																														